

# MORTGAGES | Trust Deeds (May 25 - June 7, 2023)

More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
EL	5/31/23	OLDCO LLC			COLO BK TRUST CO LA JUNTA	\$2,843,725.64	WAREHOUSE/STORAGE
EL	6/1/23	418 TO 432 E BROOKSIDE APT LLC			NORTHMARQ CAPITAL FIN LLC	\$3,621,000.00	OFFICES
EL	6/1/23	VILLAS IN SOUTHGATE LLLP			LUMENT REAL ESTATE CAPITAL LLC	\$6,001,000.00	
EL	6/1/23	SKY VIEW HOMES COLO INC			CONSTR LOAN SERVICES II LLC	\$3,127,799.73	VACANT COMMERCIAL LOTS
JF	6/1/23	ARHC ADERLCO01 LLC	3455 S YARROW ST	LAKEWOOD	BARCLAYS CAPITAL REAL ESTATE INC	\$240,000,000.00	Special Purpose
JF	5/18/23	WP FUND V SLOANS LAKE LP	1605 SHERIDAN BLVD	LAKEWOOD	JLL REAL ESTATE CAPITAL LLC	\$39,000,000.00	Multi-Units (9+)
JF	5/30/23	O B REALTY LLC	11210 W ALAMEDA AVE	LAKEWOOD	HUNTINGTON NATL BK	\$2,210,000.00	Special Purpose
JF	5/24/23	VILLAGE GREEN LAKEWOOD LLC			FIRST NATL BK HUTCHINSON	\$5,525,250.00	Multi-Units (9+)
JF	6/1/23	MOHRALEX LLC	8250 W COAL MINE AVE	LITTLETON	CANVAS CREDIT UNION	\$2,114,135.00	Merchandising
LR	5/18/23	3870 BYRD LLC	3870 BYRD DR	LOVELAND	COMERICA BK	\$5,240,000.00	Commercial
LR	5/30/23	VINE STREET STORAGE LLC	1034 W VINE DR	FORT COLLINS	ZIONS BANCORPORATION	\$3,900,000.00	
LR	5/30/23	CATALYST RESPONSIVE	MULT PROP		FC LOTS CAPITAL LLC	\$2,000,000.00	Residential
LR	5/26/23	ASPEN MANUFACTURED HOUSING COMMUNITY LLC	400 S OVERLAND TRL	FORT COLLINS	FIVE STAR BK	\$2,030,000.00	MH Park
LR	5/19/23	MARY JANE BOGOGER FAMILY LEGACY LLC	2026 LOWE ST	FT COLLINS	FIRSTBANK	\$3,000,000.00	
LR	5/18/23	WL LLC	182 S TAFT AVE	LOVELAND	BK COLO	\$5,294,403.71	Commercial
LR	5/31/23	SEVENS COMMERCIAL LLC	5721 MCWHINNEY BLVD # A5665	LOVELAND	FIRST NATL BK OMAHA	\$2,480,000.00	
PB	5/24/23	EMBREE BROS LLC	7420 REX RD	PUEBLO	ALTA CO LLC	\$15,000,000.00	GRAZING LAND
WE	5/26/23	DAYSRING FOUNDATION	3734 W 20TH ST	GREELEY	FIRSTBANK	\$7,982,000.00	
WE	5/18/23	ASPEN VIEW HOMES LLC			VERITEX COMMUNITY BK	\$40,000,000.00	Residential
WE	5/18/23	ASPEN VIEW HOMES LLC			REGIONS BK	\$30,000,000.00	Residential

## Evans

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the previous owner's delinquent property taxes, according to a statement from the seller. Based on receipts the seller found, their grandfather paid approximately \$87.

**Unique Properties' Brett MacDougall, Michael DeSantis and Hudson Cramer** represented the seller, **Joseph E. Lehrer & Co.**, in the transaction. The seller, a group of three siblings, operates Lehrer Fireplace & Patio. They sold the property to consolidate their business into two other existing locations in Highlands Ranch and Arvada.

The listing garnered a lot of interest, according to a press release. However, the seller and brokerage team opted to sell to another local business seeking the long-term potential of the "well-located and functional" property.

The buyer was **RNJS Properties LLC**, according to city

records. The buyer plans to operate a retail store on the premises. **Rodney Gustafson of KW Commercial Urban Elite** represented the buyer.

■ DENVER – **GS Ironton LLC** leased 15,231 sf to **The Sloth LLC**, a cannabis cultivation company.

The industrial space, situated at 4600 Ironton St., Suite 102, is located between the Central Park and Montbello neighborhoods. The property offers easy access to Interstates 70, 270 and 225.

GS Ironton LLC was represented by **Jake Malman and Dan Prevedel of Malman Commercial Real Estate**. The Sloth was not represented in the transaction.

■ ENGLEWOOD – A 14,200-sf industrial property has sold for \$1.9 million.

**NorthPeak Commercial Advisors' Drew Williams, Kevin**

**Calame and Matt Lewallen** represented both the seller, **Alex Higgins**, and the undisclosed buyer in sale of 2622 S. Raritan Circle seller was able to sell the building to a neighbor in a 1031 exchange, allowing the seller to get a higher price than traditional financing could offer in the current interest rate environment, according to a statement from Williams.

In purchasing from its neighbor, the buyer is able to continue its expansion into additional triple-net industrial properties in the same business park as its other holdings while also completing its 1031 exchange into a more passive investment, Williams noted.

"We had the pleasure of working with both a new client and a long-term client on this deal," stated Williams. "Both parties are excited with the outcome of the deal that otherwise would not have

happened in a challenging market."

■ DENVER – **Lee & Associates – Denver** brokered several recent industrial transactions.

**Matt Nora and Kirk Vanino** of Lee & Associates represented **Armani Fine Woodworking** as the sublandlord in the sublease of an 8,496-sf space at 2555 S. Santa Fe Drive, Unit B. The subtenant, **K Series Parts**, was represented by **Tanner Digby of Digby Commercial Advisors LLC**.

**CEG Orade Marketing** leased 6,500 sf at 5350 Joliet St, Unit 3, represented by **Alex Clark** of Lee & Associates. **Newmark's Mike Wafer Jr.**, represented the landlord, **Greenzweig Revocable Trust**.

Nora also represented **Rex Environmental** in its lease for 3,336 sf at 4760 Oakland St., No. 100. **Jerry Kempf**, with **Unique Properties-TCN Worldwide**, represented landlord **The Sanders Family LLC**.

■ ENGLEWOOD – **Pinnacle Real Estate Advisors LLC** facilitated the sale of a 3,610-sf industrial building at 1935 W. Hamilton Place.

The sale closed May 19 for \$1.03 million, or \$284 per sf. The property was on the market for less than 10 days and closed in less than 45 days after listing, according to **Matt Kulbe of NavPoint Real Estate Group**, who brokered the deal on behalf of the undisclosed seller.

The buyer, **KimoSabee LLC**, a retired custom home builder, will operate a small wood-working operation at the property. Two tenants, an equipment provider and embroidery business, will also occupy a portion of the property.

**Cody Stambaugh, Liz Morgan and Natalie Dupree** of Pinnacle's The Morgan Stambaugh Group represented the buyer. ▲

## Kinston

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offers single-family and paired homes. The community's first amenity is the Kinston Hub, a 5,750-square-foot community facility/welcome center that includes a family owned craft brewery and coffee shop, Mountain Cowboy Brewing Co. The Hub is part of the Kinston Commons, a central amenity campus that is planned to be home to fitness facilities,

a swimming pool and splash pad, a demonstration garden and an event lawn.

"We are honored to have received these awards for Kinston," said Kyle Harris, senior vice president of community development at McWhinney. "It was a true team effort and we are so grateful for our partners DTJ Design, Symmetry Builders, Robert Hidey Architects, CWC Consulting and Creative License International

for helping us fulfill our vision of creating a unique welcome center for both Kinston and Loveland residents to enjoy."

The 2023 Gold Nugget Awards were presented May 24 in Anaheim, California, as a Highlight Event of PCBC.

Kinston Hub also recently was awarded three platinum awards in the 2022 Best in American Living Awards by the National Association of Home Builders. ▲

## Neenan

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12th grades. A4LE selected the project based on the design's impact on the campus' planning process as well as the resulting learning, physical and community environments.

"Schools play a vital role in our communities and knowing that we can be part of the solution that elevates the learning environment is what

drives us, every day," said David Kurtz, senior architect for The Neenan Co. "We've worked with Mapleton Public Schools on numerous projects since 2005, and we consider the Broadway Campus a legacy project between our teams. The project embodies the spirit of partnership we aim to bring to all our projects, and knowing this is recognized by the education design community is beyond rewarding." ▲